



REPORT TO COUNCIL 48

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Staff Report
June 12, 2007

Honorable Mayor and
Members of the City Council

Title: 2030 General Plan – Preferred Land Use Alternative

Location/Council District: Citywide/All

Recommendation: Adopt a **Resolution** directing staff to proceed with the recommended Preferred Land Use Alternative for purposes of preparation of an Environmental Impact Report (EIR).

Contact: Bob Overstreet, Strategic Projects Executive, 808-7404; Tom Pace, Long Range Planning Manager, 808-6848.

Presenters: Bob Overstreet, Strategic Projects Executive, 808-7404; Tom Pace, Long Range Planning Manager 808-6848; Bill Ziebron, EIP Associates (General Plan consultant); and Larry Mintier, J.L. Mintier Associates (General Plan consultant).

Department: Planning

Division: Long Range Planning

Organization No: 4912

Description/Analysis

Issue: The Preferred Land Use Alternative is a key tool in helping the City achieve its stated goal of becoming “The Most Livable City in America” based on the Vision and the guiding principles adopted by Council in November 2005. The Preferred Land Use Alternative will not only accommodate our Regional Blueprint allocation, but will provide direction for new development, consistent with Council’s adopted vision, values and smart growth principles by providing for:

- Flexible/Mixed Land Use
- Urban Development Standards
- Mix of Densities/Intensities
- Streamlined Review
- Community Form/Design Identified
- Ease of Update (5 year review periods)

- Implementation Plan
- Initial CEQA Clearance (programmatic level)

The Preferred Land Use Alternative includes a land use and urban form diagram, a set of land use and urban form designations legend, and a land use and urban form workbook. The Draft Preferred Land Use and Urban Form Diagram legend shows a range of land use categories grouped by different urban form types as well as ranges of use intensities and development densities. Accompanying this diagram is the Land Use/Urban Form Workbook, shown on Attachment 2, Exhibit A. This workbook provides detailed information about the land use and urban forms, including anticipated uses, urban design direction, and anticipated development intensities.

Staff received numerous comments from the public, the various boards and commissions, and from Council. Staff presented the Draft Preferred Land Use Alternative to Council on May 8, 2007 and May 15, 2007. In addition to the technical fixes and corrections identified, Council provided a number of key comments on issues to be addressed which are summarized below:

- Consider sensitive transitions between urban development and adjacent neighborhoods.
- Provide clear definitions of land use and urban form designations, particularly for Corridors and Centers.
- Reduce the number of areas with a wide range of building heights from 2 to 24 stories.
- Provide protections for historic districts and landmarks.
- Prepare fiscal analysis to understand larger financial implications.
- Emphasize in the workbook that height and scale are key considerations for urban transitions.

The comments and issues have largely been addressed in the Preferred Land Use Alternative map, legend, and workbook (Attachment 2) and are also summarized in the Issues and Direction Paper (Attachment 4).

Policy Considerations: The Preferred Land Use Alternative is consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "The Most Livable City in America". The Preferred Land Use Alternative is consistent with the Smart Growth Principles adopted by Council in 2001, the Preferred Blueprint adopted for the region by the Sacramento Area Council of Governments (SACOG) in 2004, and the Vision and Guiding Principles adopted by Council in 2005.

Environmental Considerations: Acceptance of the Preferred Land Use Alternative is not considered a project under the California Environmental Quality Act (CEQA) under Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(4)). Staff will begin the environmental review process for the new General Plan once Council has accepted a Preferred Land Use Alternative and directed staff to proceed with preparation of an Environmental Impact Report (EIR).

Commission/Committee Action: Staff has presented or will have presented the Draft Preferred Land Use Alternative diagram to the following Boards and Commissions:

- Design Commission (April 18)
- Planning Commission (April 19 & May 31)
- General Plan Advisory Committee (April 23 & May 21)
- Sacramento Environmental Commission (April 30)
- Preservation Commission (May 2 & June 6)
- Sacramento Housing and Redevelopment Commission (May 2)
- Parks and Recreation Commission (May 3)
- Development Oversight Commission (May 7)

On May 21, 2007, the General Plan Advisory Committee (GPAC) accepted Staff's recommendation, with GPAC's comments, to forward the recommendation to City Council to accept the City's Preferred Land Use Alternative for the 2030 General Plan and proceed with preparation of the Environmental Impact Report (EIR). GPAC comments are summarized on Attachment 6.

On May 31, 2007, the Planning Commission also accepted Staff's recommendation to forward a recommendation to the City Council to accept the Preferred Land Use Alternative for purposes of preparation of an Environmental Impact Report (EIR). The Planning Commission's comments are summarized on Attachment 5

Staff will be presenting to the Preservation Commission on June 6, 2007. Their comments and action will be reported orally.

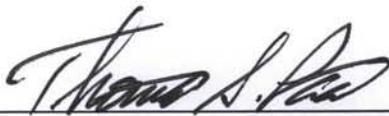
In addition to the above Boards and Commissions, Staff has presented the Preferred Land Use Alternative to neighborhood Area leadership groups and neighborhood associations for their review and comment. Comments received were generally consistent with those identified by Council and were focused on height and scale transitions to neighborhoods.

Rationale for Recommendation: The Preferred Land Use Alternative diagram is generally consistent with the adopted Vision and Guiding Principles, as well as feedback and direction provided at the City Leadership Workshop, other

hearings, and research data.

Financial Considerations: None at this time.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
Thomas S. Pace
Long Range Planning Manager

Approved and recommended by: 
Carol Shearly
Director of Planning

Approved and recommended by: 
Robert G. Overstreet II
Strategic Projects Executive

Recommendation Approved:

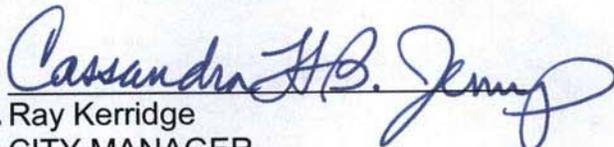

for Ray Kerridge
CITY MANAGER

Table of Contents:

Report	pg. 1
Attachments:	
1 Background	pg. 6
Exhibit A – Recommended Preferred Growth Concept Map	pg. 7
2 Draft Preferred Land Use Alternative	pg. 8
Exhibit A – Draft Land Use and Urban Form Workbook	pg. 13-48
Exhibit B – Draft Preferred Land Use and Urban Form Diagram	pg. 49-54
3 Vision and Guiding Principles	pg. 55-63
4 Council Workshop Comments	pg. 64-65
5 Planning Commission Comments	pg. 66-67
6 GPAC Comments	pg. 68

- | | | |
|----------|---|-----------|
| 7 | Resolution | pg. 69-70 |
| | Exhibit A – Preferred Land Use and Urban Form Diagram | pg. 71 |
| 8 | PowerPoint Presentation | pg. 72-91 |

Attachment 1 Background

The 2030 General Plan process began in 2004. It is a comprehensive effort to create a new General Plan, since the current General Plan was adopted in 1988, nearly 20 years ago. The 2030 General Plan is based on the Sacramento Area Council of Governments (SACOG) Blueprint Project's Preferred Scenario, which identified a need to accommodate significant growth within the borders of existing cities and their immediate adjacent areas, rather than continuing sprawl outwards into agricultural lands and open spaces in our six-county region.

In order to show how the growth anticipated would be accommodated in the City, the 2030 General Plan Preferred Land Use Alternative was developed under this process and is based on information gathered through:

- The Technical Background Report, a document which details the existing conditions within the City and which concluded that over 200,000 residents and approximately 140,000. The Technical Background Report was accepted by Council in November 2005.
- Public input received from Town Hall Forums. Input received from the Town Hall Forums were used by Staff to identify "opportunity areas" (that is, areas that could accommodate significant growth or change by 2030) and to develop three draft growth scenarios.
- The Fatal Flaw Workshop for City Staff held on October 2006.
- The City Leadership Workshop held on February 2007.
- Recent reviews with the City Council's Advisory Boards and Commissions.
- Two City Council workshops held on May 8, 2007 and May 15, 2007.

The preliminary conclusions on the major opportunity areas received strong support at the City Leadership Workshop on February 20. Staff moved those forward as the Recommended Preferred Growth Concept diagram presented to the City Council on March 20, at which time the City Council directed staff to proceed with preparation of the Draft Preferred Land Use Alternative that is now being presented for review and input.

Staff presented to Council the Draft Preferred Land Use Alternative on May 8 and May 15, 2007 to: 1) Review and provide input on and to discuss fundamental policy issues; and 2) direct staff to return with a resolution accepting the Preferred Land Use Alternative diagram for purposes of preparation of an Environmental Impact Report (EIR).

Attachment 2

Draft Preferred Land Use Alternative

As described in Attachment 1, the Draft Preferred Land Use Alternative is the culmination of several years' worth of work in identifying a vision for the future of the city, and analyzing existing conditions and major issues that need to be addressed in planning for the future.

The Draft Preferred Land Use Alternative consists of a set of Draft Land Use and Urban Form Designations, which are summarized in the Draft Land Use and Urban Form Workbook (Exhibit A) and shown graphically on the Draft Preferred Land Use and Urban Form Diagram (Exhibit B). Together, these represent staff's recommendation regarding how the new General Plan will guide the growth and development of the City for the next several decades through 2030. The Preferred Land Use Alternative, once accepted by Council, will also serve as the proposed project for the purposes of the environmental review phase of the project.

Draft Land Use Designations

The Draft Land Use and Urban Form Designations, as described in detail in the Draft Land Use and Urban Form Workbook (Exhibit A), represent a new approach for the City of Sacramento in that it provides a synthesis of both the use and form that planned development will take in the future. Each designation contains a range of uses, densities, and a description and specifications regarding the form for the designation. The idea is to designate places throughout the city that are integrated with each other, and that result in complete neighborhoods and vibrant places, where people gather, work, shop, and recreate. The designations are consistent with the General Plan Vision statement of becoming the most livable city in America (note that the complete Vision and Guiding Principles are shown in Attachment 3).

As described in the Land Use and Urban Form Workbook (Exhibit A), there are four key development categories under which the designations are grouped: 1.) Neighborhoods, 2.) Centers, 3.) Corridors, and 4.) Other Districts. These categories are primarily organized by form, but within each category a range of land use designations are specified to allow for differences in context and scale, based both on current conditions as well as projected trends and needs for the future.

1.) Neighborhoods

Neighborhoods can be defined by their social and demographic composition, historic period, land use, or physical form and patterns. The Neighborhood category encompasses those areas of Sacramento that primarily provide environments for living. These areas may, and frequently do, include other uses such as schools, parks, community centers, and local-serving commercial centers, but the predominant use is residential. While Sacramento's residential neighborhoods are quite diverse, there are

four basic designations that are differentiated by their physical form according to context:

- Rural Residential
- Sub-Urban
- Traditional
- Urban

For Sub-Urban, Traditional and Urban Neighborhoods, there is also a distinction between Low-, Medium- and High-Density, to reflect differences in density and intensity of uses between different geographic contexts.

Each of these neighborhood types are defined by unique physical characteristics, including the form and character of buildings; patterns created by streets, blocks, and building placement; and the circulation and open space systems. For example, it is easy to see the differences between a Rural Neighborhood, such as Robla in North Sacramento which is characterized by low-density, large-lot residential development, and an Urban Neighborhood, such as Midtown Sacramento, where single family homes, condos, and apartments are compactly intermixed within walking distance of employment, shopping, and entertainment along nearby corridors.

It is important to note that Sacramento has many mature, well-established residential neighborhoods where the form and character is not expected to change significantly. Traditional Neighborhoods such as Curtis Park are expected to maintain the existing mix of pre-WWII homes with infill occurring only in vacant or underutilized areas, such as Curtis Park Village northeast of Sacramento City Community College.

In contrast, certain neighborhoods, such as Lemon Hill and Strawberry Manor, are anticipated to evolve from their current form into neighborhoods with a greater mix of housing choices and services. An example of this type of transformation can already be seen in Del Paso Heights where the Del Paso Nuevo housing project is in the process of transforming an underutilized area into a vibrant neighborhood complete with new housing, a commercial/community services center, and access to transit.

2.) Centers

Centers are places of focused activity that the city's neighborhoods metaphorically revolve around. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination; one that typically consists of some combination of employment, services, retail and/or entertainment and high density housing.

Sacramento will have a number of Centers that range in size and intensity based on context:

- Suburban Center
- Traditional Center
- Regional Center
- Urban Center

- **Central Business District**

Some Centers have a single narrow focus, such as neighborhood-serving retail, while other centers include a complex and diverse mix of uses and activities, such as the Central Business District (CBD) in downtown Sacramento. The defining elements of a Center can be characterized as a physically compact pattern of development that includes a concentration of complementary uses and a distinct identity. Many of these Centers are located at major intersections or light rail stations, where major transportation corridors form a “node” of activity. Like the different Neighborhood designations, Centers range from Suburban to Traditional to Urban in scale and vary in intensity.

3.) Corridors

Corridors provide connections between Centers, Neighborhoods, and Other Districts, and include boulevards and arterial streets. Corridors serve as transportation routes where people and goods can travel, but also as commercial mixed-use linear places located between or within neighborhoods, where residential, commercial and retail uses can coexist. Not all existing commercial corridors in the city are mixed-use; however several represent major opportunity areas for transformation into more lively, mixed-use places. Sacramento has a number of key corridors that fit this description, including Freeport, Franklin, Stockton, Folsom, Del Paso, and Northgate Boulevards. Each of these provides a primary route that links the Central City to the outlying portions of the city. Other smaller corridors provide connections between neighborhoods, public facilities and other corridors.

There are two proposed designations for Corridors, which vary according to context:

- Suburban Corridor
- Urban Corridor

As both connectors and transportation routes, corridors are very dynamic places and a magnet for certain uses. They also tend to generate significant community design issues, particularly Urban Corridors. As regional connectors, Suburban Corridors are particularly attractive to commercial uses that desire high visibility, high volumes of pass by traffic, and convenient access. The strong orientation to automobile traffic creates design challenges as to how to simultaneously accommodate high volumes of traffic while maintaining safe and attractive environments for pedestrians.

4.) Other Districts

Other Districts are areas defined by a single predominant use or function rather than by form, or require further study prior to identifying specific land use & form designations.

Key designations within this category include:

- Employment Center-Low Rise
- Employment Center-Mid Rise
- Industrial
- Public & Institutional
- Parks, Greenways & Recreational Facilities

- Open Space
- Special Study Areas
- Planned Development Areas

The functional classification of Other Districts can result from a single tenant or use, or by a common pattern of use such as in the city's industrial districts. Whereas each of the identified form types (whether Neighborhood, Center or Corridor) has a certain prototypical form and function, Other Districts generally lack a specific form that is inherent in or typifies its function. This is not to say Other Districts can not have a distinct physical form or a distinct function. It may have a very unique and ordered pattern and function, but may be so unique that its form is not applicable in guiding the development of similar uses elsewhere in the city.

Sacramento has a number of districts that have a dominant single use and a distinct built form, but are not prototypes for other uses in Sacramento. These include the State Capitol and State government center, Sacramento State University, and Cal Expo. Unlike these single tenant districts, Sacramento's industrial areas are multi-tenant areas defined by the functional characteristics associated with their primary use. As such, the characteristics of each District are variable from one to another, and therefore need to be considered on a case-by-case basis.

The Special Study Area designation is applied to land areas that are currently undeveloped (i.e. the Natomas Joint Vision Study Area north and west of the current North Natomas community), or outlying areas that could be reclaimed from former uses (i.e. former gravel mining areas east of the city limits), which could potentially be annexed into the city limits for future development (see Exhibit B). These are identified as Special Study Areas because no specific categories can be applied at this time, pending the outcomes of future planning and special studies.

The Planned Development designation is reserved for specific areas where the City is currently processing active annexation and/or development applications. Specific areas of the city currently included in this category include Greenbriar, Panhandle, Camino Norte, and Delta Shores, as noted on the Draft Preferred Land Use Diagram (see Exhibit B). No specific land uses are currently depicted for these areas, however certain growth allocations and development intensities will be assumed for the purpose of environmental analysis for the General Plan.

Draft Preferred Land Use Diagram

The Draft Preferred Land Use Diagram consists of a citywide map depicting the land use designations described above and as noted in Exhibit B. This diagram is in draft form and is subject to further review and input, however it does represent direction provided by the City Leadership Workshop on February 20, and staff's Recommended Preferred Growth Concept diagram that was presented to the City Council on March 20.

The Policy boundary includes all areas that are being considered for development under

the jurisdiction of the City at this time, including Planned Development areas. Other areas of interest that are outside the Policy Area, but which are still being considered in the General Plan, are shown as Special Study Areas.

Key Benefits of the Draft Preferred Land Use Alternative

The Draft Preferred Land Use Alternative is a key tool in helping the City achieve its stated goal of becoming “The Most Livable City in America” based on the Vision and the guiding principles adopted by Council in November 2005. Key features from the full document (see Attachment 3) include:

- Vibrant Downtown & Town Centers
- Energized Commercial Corridors
- Expanded Transportation Choices
- Safe and Livable Neighborhoods
- Sustainable Development

The Draft Preferred Land Use Alternative will provide direction for new development, consistent with Council’s adopted visions, values and smart growth principles by allowing for:

- Flexible/Mixed Land Use
- Urban Development Standards
- Mix of Densities/Intensities
- Streamlined Review
- Community Form/Design Identified
- Ease of Update (5 year review periods)
- Implementation Plan
- Initial CEQA Clearance (programmatic level)

ATTACHMENT 4**General Plan: Comments (Issues & Direction) from May 8 and May 15, 2007
Council Workshops****Issue:**

There is concern regarding tall buildings near historic and/or residential neighborhoods. The heights shown on the map legend may imply a maximum allowable height, particularly in the Urban Corridor and Urban Center designations.

Direction:

- The workbook will clarify that height, density and floor area ratio (FAR) descriptions are general guidelines and are not intended to be identified as “standards”. Detailed height, area, density and design issues will be addressed in implementing codes, ordinance, and guidelines.
- Staff will create two new designations that reflect the different subtypes within the corridors and centers. Urban Center Low (2-7 stories) and Urban Center High (2-24 stories) and Urban Corridor Low (2-4 stories) and Urban Corridor High (2-7 stories). Lower intensity designations have been applied in proximity to existing/historic neighborhoods to the greatest extent feasible.
- The City will continue to regulate height and area through existing and future zoning, preservation and design review policies and regulations.
- Planning staff will coordinate with the Urban Design and Preservation managers to create clear policy regarding height, including direction for sensitive transitions to neighborhoods. Also, urban form direction will be provided in the land use and urban design sections of the General Plan.

Issue:

The language in the legend and workbook is too technical and does not convey a clear message. Provide more clear definitions of land use designations.

Direction:

Staff will continue to make improvements to the legend and workbook to make it a more “transparent” document. Measures will include:

- Definitions of anticipated land uses will be improved
- Additional graphics will be provided
- Language in the workbook will be simplified and put it in common terms.
- Additional examples of the development types will be provided. Local examples are preferred

Issue:

The land uses around the light rail stations appear to go beyond ¼ mile, encroach into neighborhoods and are inconsistent with Transit for Livable Communities (TLC) in some locations.

Direction:

- Staff has rechecked the TLC recommendations and has made modifications to the Land Use and Urban Form Diagram to ensure consistency
- A lower level of “Urban Center” designation has been applied to most station areas

Issue:

Is there an appropriate mix of uses provided in the plan (e.g., Enough industrial? Enough jobs? Jobs/housing balance?). What are the infrastructure implications of the new plan?

Direction:

- Staff will continue to coordinate with Economic Development staff in the creation and implementation of the Economic Development Strategy (pending) and will continue to evaluate the economic viability of the plan.
- An Infrastructure finance strategy is an anticipated part of the General Plan process and is anticipated to be completed prior to Fall 2007.

ATTACHMENT 5

Comments from the May 31, 2007 Planning Commission

The Planning Commission asked that Staff forward and address the comments (summarized below) made during public testimony at the May 31, 2007 Planning Commission meeting to City Council.

There is concern that the maps are being approved in an unfinished form

- The preferred land use/urban form alternative diagram is not intended to represent a “final” map. It is instead intended to represent a version of the land use map that will be evaluated for potential environmental impacts (traffic, air quality, noise etc.). Minor modifications, corrections and technical fixes are expected to occur throughout the remainder of the plan process.

How can the maps be made available for additional public review?

- Two additional outreach meetings, a special NAG follow up meeting (June 4th) and Preservation Commission (June 6th), were provided. Additional outreach meetings and public workshops regarding both General Plan land use and policy will be conducted throughout the summer and fall of 2007.

The maps are difficult to read. The colors and patterns are too similar, particularly for the Urban Corridor High and Urban Corridor Low designations.

- Staff will continue to make improvements to the land use and urban form designations to make sure that they are distinctive and legible.

Why has there not been more outreach provided?

- Extensive outreach for the 2030 General Plan has been conducted since 2004, including presentations to neighborhood groups, area leadership meetings, 26 townhall forums, presentations to boards, commissions and City Council. Outreach in May and June of this year has been intended to further refine the map to ensure that it best represents the issues and comments identified during previous public outreach efforts. Additional outreach will be conducted during the summer and fall of 2007.

Height and density ranges may add development pressures to historic landmarks and districts, leading to potential “demolition by neglect”.

- Height and density are identified in a broad level in the General Plan. It is, by definition, general in approach to land use development policy. Detailed height, area and density standards will be regulated through Community Plan and Specific Plan policies as well as Design Review, Historic Preservation and Zoning regulations, most of which are already in place. Staff will work with the community to develop additional policy direction related to historic resources and neighborhood preservation.

Transitional height buffer policies need to be developed for landmark buildings.

- The General Plan will include policies in the Land Use and Preservation chapters of the plan which will address landmark buildings and transition policies.

There is a lack of historic preservation policy.

- The 1988 General Plan currently has a Preservation Element which will be retained and updated in the new General Plan.

The Technical Background Report (TBR) historic preservation language is in conflict with the urban designation proposal.

- The land use designations have been modified, per Council and Planning Commission direction, to be more consistent and compatible with historic and neighborhood resources.

The General Plan should include preservation overlays.

- The Preservation Element contains maps which identify historic districts.

The height descriptions should include feet (in addition to stories).

- As Land Use and Urban Form policies are developed, staff will ensure heights are expressed in terms of stories and feet.

Density should occur outside traditional neighborhoods, in other parts of the city.

- A significant amount of growth is expected to occur outside traditional neighborhoods, including four sub-regional centers, areas around light rail transit stations, new growth areas, and commercial corridors.

The General Plan should create density hubs.

- Four sub-regional centers, which include primarily employment uses (with supporting housing and retail), are planned throughout the City. These density hubs are expected to provide jobs closer to existing housing, and improve the balance between jobs and housing in those areas.

Why are there no residential design guidelines for commercial corridors?

- The urban design component of the General Plan will provide policy direction for future design guideline development. The creation and adoption of area specific design guidelines will be subject to Council direction and available resources.

ATTACHMENT 6**Comments from the May 21, 2007 GPAC Meeting**

The GPAC accepted Staff's recommendation to forward the recommendation to City Council to accept the City's Preferred Land Use Alternative for the 2030 General Plan and proceed with preparation of the Environmental Impact Report (EIR) on the May 21, 2007 meeting, with the following comments:

- Appropriate transition zones and associated policies should be developed to ensure for compatibility with existing neighborhoods.
- Revise the Workbook to better translate the information about height (include both feet and number of stories), and to better explain context and character regarding residential in corridors.
- Adjust Urban Corridor and Urban Center designations with more appropriate building heights and densities.
- Clarify that higher densities don't necessarily mean that wider roads are required.

ATTACHMENT 7

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

June 12, 2007

DIRECTING STAFF TO PROCEED WITH 2030 GENERAL PLAN PREFERRED LAND USE ALTERNATIVE

BACKGROUND

- A. The 2030 General Plan provides the direction for the City's future growth and development and will replace the existing 1988 General Plan.
- B. The 2030 General Plan Preferred Land Use Alternative, which will provide direction for new development, consistent with Council's adopted vision, values and smart growth principles, was developed based on information gathered from various workshops, meetings, and reports.
- C. The 2030 General Plan Preferred Land Use Alternative consists of a Land Use and Urban Form Diagram, a set of land use and urban form designations legend, and a Land Use and Urban Form Workbook.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Direct Staff to proceed with the recommended Preferred Land Use Alternative for purposes of preparation of an Environmental Impact Report (EIR).

Table of Contents:

Exhibit A – Preferred Land Use Diagram

Adopted by the City of Sacramento City Council on June 12, 2007 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Mayor, Heather Fargo

Attest:

Shirley Concolino, City Clerk